

EDEN

The Roby

Planning Statement



Summary

This application seeks permission for the demolition of the former Roby public house and erection of nine dwellings in its place.

The public house has been vacant since 2019 and is considered to be an inefficient use of the land and detriment to the local community where anti-social behaviour and criminal activity congregate. Given the local demand for new housing, a more efficient use of the land is proposed where a selection of small family homes can be delivered, improving the quality of the locality. The proposal offers benefits to the community by revitalising the vacant site and offering an attractive new development.



Summary

A planning application for residential development at the former Roby public house was submitted in 2022. Throughout the determination period, discussions with the Council raised some concerns with the design of the proposal and detail of the supporting information. Consequently, that submission has been revised and this new proposal formed.

The proposal set out in this statement will secure the delivery of three well designed blocks of terraced dwellings, each with private amenity space and dedicated parking.



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EDN2425 – September 2024

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01 Submission



Submission

This Planning Statement is submitted on behalf of the Applicant, Stockport Development Ltd, in support of a full planning application to Knowsley Council for residential development at the vacant Roby public house, 104 Greystone Road, Broadgreen, Liverpool, L14 6UH.

The description of development is:

'Proposed demolition of existing public house and creation of 9 No. new dwellings, creation of accesses from the highway and associated works.'

This statement confirms that the proposal satisfies the key policy tests and summarises the technical reports for officers.

The Submission

Documents

- Application Form
- Planning Statement prepared by Eden Planning, dated August 2024
- Drainage Strategy prepared by GWK, dated 22 April 2024
 - Including Topographical Survey, Ref. 120722JC-01 (Appendix B)
- SUDs Pro-Forma prepared by GWK, dated April 2024 (Appendix E of the Drainage Strategy)
- Energy Statement prepared by Base Energy, dated May 2024
- Protected Species Scoping Report, prepared by Mulberry, dated 30 November 2023
- Bat Survey, prepared by Mulberry, dated 09 September 2024
- Viability Statement prepared by D2 Architects, dated 2024
- Design and Access Statement prepared by D2 Architects
- Sustainability Statement prepared by Base Energy, dated May 2024

Submission

Plans

- Location Plan, Ref. 6223 EX01 Rev A
- Proposed Site Plan, Ref. 6223 PL01 Rev G, including bin store details and cycle store
- Existing Floor Plans and Elevations, Ref. 6223 EX03 Rev A
- Proposed Floor Plans Elevations (BKA), Ref. 6223 PL02 Rev E
- Proposed Floor Plans Elevations (BKB), Ref. 6223 PL03 Rev D
- Proposed Floor Plans and Elevations (BKC), Ref. 6223 PL12 Rev X
- Typical Street Elevation and Section, Ref. 6223 PL04 Rev E
- Site Image, Ref. 6223 PL05 Rev B
- Site Image, Ref. 6223 PL06 Rev B
- Site Image, Ref. 6223 PL07 Rev B
- Site Image, Ref. 6223 PL08 Rev B
- Site Image, Ref. 6223 PL09 Rev B
- Site Image, Ref. 6223 PL10 Rev B
- Landscape Plan, Ref. 6223 PL11 Rev B
- Existing Roof Plan, Ref. 6223 EX04 Rev X
- Proposed Roof Plan, Ref. 6223 PL13 Rev X
- Topographical Survey, Ref. 6223 EX02 Rev A

02 Background & Context



Background & Context

Stockport Developments Ltd submitted a planning application to Knowsley Council on 22 October 2022 for the demolition of the Roby public house, and the erection of 10 dwellings in its place (Application Reference 22/00501/FUL). During the determination period, the planning officer raised some concerns with the design and detail of the supporting information. As a result, this application has remained live while the applicant was given the opportunity to revise the proposal in response to concerns.

While undergoing these amendments, there has been ongoing engagement with officers to agree validation requirements and seek feedback on the design. The proposals have been to an informal design review panel and the key feedback from officers can be summarised as:

1. NDSS

The officer commented that many of the proposed bedrooms were not compliant with Nationally Described Space Standards (NDSS). In response to this, the revised proposal ensures that all rooms meet the requirements of NDSS.

2. Context

With regard to the design of the proposed development, the officer considered the design should better respond to the surrounding area supported by contextual analysis. It was suggested that the original proposal did not take into consideration features of the local character. In response, a contextual analysis has been undertaken, identifying key design cues and the design has evolved informed by the outcomes of that assessment. The proposal now responds to the local context.

3. Parking

There was concern with the original layout in respect to parking spaces for each of the dwellings. The original proposal was dominated by vehicle provision and there were concerns for legibility and safety as there was restricted view of the entrance to the dwellings as parking was provided directly in front. Consequently, the revised proposal has amended the parking layout to minimise the impact of proposed parking and incorporate more landscaping to soften the appearance.

4. Bin Stores

Bin stores had been located to the rear of properties, although with no clear and sufficiently wide front to rear access. Officers raised concerns for the access to bin stores and bin collection points. Therefore, the proposal has been amended. There are now fewer properties which enables more space for ginnels and pathways for residents to bring bins to the front of properties on collection days.

5. Neighbour Amenity

The officer had been concerned there was inadequate separation distances and an unacceptable impact on neighbour privacy when reviewing the design detail of the previous scheme. The reduction in properties on the proposed site plan and alterations to the position of the properties within the site has ensured separation distances do not result in detrimental impact to amenity of neighbouring properties and windows are sensitively located to avoid overlooking.

These elements have been addressed in the amended submission and are mentioned as relevant in the assessment section of this statement. The latest drawings were shared with the officer who (with prejudice) was supportive of the revised design.

Background & Context

Planning History

The site has limited planning history according to the Knowsley Council Planning Application search function. There is no clear record of the planning permission for the erection of the public house. The only other planning application relates to the erection of an illuminated sign which was approved in 1986. There are no documents available to view in association with this application so it is difficult to say whether it was related to the public house or the use of the land prior to this.

A complete list of the planning history is provided below:

- 22/00501/FUL - Demolition of public house and the erection of 10 no dwellings together with other associated works – This application
- 74/09161/HIST - Erection of illuminated fascia sign. Approved 1986

03 Site



Site

The application site is situated within the Roby district of Knowsley on Greystone Road. The site is located within the established settlement boundary of Broadgreen.

The site is occupied by The Roby public house which is a vacant two storey building. The building itself is made from brick with a steep hipped roof. There is a prominent gable section at the centre of the front façade as well as dormer windows. The former public house has been vacant since 2019 and has been known to attract anti-social behaviour in recent years. There is an area of hardstanding to the front which has formerly been used for car parking, with bollards to the front separating the entrance and exit. There is a small courtyard to the rear (south) of the building which had been used as a beer garden. The former beer garden is now a tarmacked yard, enclosed by a 2m perimeter brick wall. To the north of the building is an equally sized service yard. This space is also hardstanding with a brick wall perimeter previously used for deliveries and refuse storage.

The public house is not a listed building, nor is it recognised as a non-designated heritage asset. The closest listed structure is the railway bridge south of Greystone Road, c. 144m to the south of the site.

The site is accessible from Junction 5 of the M62 which leads to Pilch Lane, from here access to Milton Avenue leads to Greystone Road. There are also bus stops along Milton Avenue, approximately 300m from the application site. These provide wider access to Broadgreen Hospital and Prescot. Broadgreen transport stop is c.850m to the south west of the site. This provides train services to Liverpool Lime Street, Manchester City Centre, Manchester Airport and Wigan. The site is a highly accessible location, within an established residential area which is also served by local shops services opposite the application site on Greystone Road. These services include a hair salon and a newsagent.

The site is bound directly to the:

- North, by the residential property at 102 Greystone Road and wider established residential development beyond;
- East, by Greystone Road, whereby a row of shops and services lie opposite;
- South, by the residential property of 106 Greystone Road and wider established residential development beyond;
- West, by the rear boundaries of properties on Westfield Avenue.

The location of the site can be characterised by its surrounding residential nature. The adjacent streets consist of exclusively residential properties with the exception of the small shopping parade opposite the public house. There is a common theme of brick houses, some rendered, that are semi detached and terraces of three dwellings in the surrounding area. Malvern Primary School and Swanside Community Centre are a short distance to the east of the application site, serving the locality. The community centre has been active since 2014, serving the community with clubs and events.



Satellite image

Site



Site Stats

Flood Zone	1
Site Area	0.26 Ha
Ecological or landscape designations	None
Heritage Designations	None
Public Rights of Way	None
Tree Preservation Areas	None

04 Proposal



Proposal

Full planning permission is sought for

'Proposed demolition of existing public house and creation of 9 No. new dwellings, creation of accesses from the highway and associated works.'

Full details of the proposed development are shown in the accompanying Drawing Pack, with additional information provided in the accompanying Design and Access Statement. This section aims to summarise the proposals.

The proposed development will involve the demolition of the existing, vacant public house and the construction of nine market dwellings. Seven of these will be three bedrooms while the remaining two will be two-bedroom properties.

Design, Layout and Scale

The proposed dwellings will take the form of three blocks of three houses. These will be positioned broadly in place of the existing building on site, set back from the road in a staggered formation. The central block will have a greater set back and in each block the middle property will project forward as a feature. The blocks will create a new frontage facing out on to Greystone Road. Private parking will be available at the front of each dwelling and private amenity space to the rear.

The proposed houses will be constructed using materials that reflect the local area including facing brick and slate roof tiles. The dwellings will feature sloped roof style with part hipped. Each of the front doors to the dwellings will have porch canopies with materials matching the roof. Windows will have exposed lintels and sills and dark UPVC frames. The two end blocks will comprise a feature façade which is rendered in white.

The scale of the proposed dwellings has been informed by the bulk of the existing public house and cues taken from the surrounding area. The three blocks of dwellings will each be two and a half storeys in height, mirroring the existing scale of the public house.

There will be a designated bin store and cycle storage located to the rear of each dwelling. For central properties in each of the blocks, a ginnel has been provided at ground floor level.

All internal spaces are National Described Space Standards (NDSS) compliant.

Access and Parking

Each dwelling will benefit from two private in-curtilage parking spaces comprising paved driveways to the front of each property. Driveways will comprise a grassed area with landscaping and two parking spaces abreast or in front of one another to provide interest to the frontage along Greystone Road.

Access to the site will be obtained directly from Greystone Road on to private driveways.

Electric Vehicle charging is required by building regulations and therefore the development will provide facilities in accordance with these requirements.

Proposal



Proposed - Front Elevation (Block B)

Scale: 1 : 100



Proposed - Front Elevation (Block A)

Scale: 1 : 100



Proposal

Landscaping

Each dwelling will have private amenity space to the front and rear. Rear gardens will benefit from laid lawns and concrete paving patio areas. The gardens are generous and reflective of the rear gardens of existing properties in the vicinity. The rear gardens will be bound by timber fencing.

Each property will have front landscaped areas around the paved driveways providing a green frontage to Greystone Road. Metal railings will define the boundaries at the front of the dwellings.

There are nine new plum trees proposed across the development, as well as a variety of shrubs in each of the front gardens.



Typical Street View/Massing

05 Policy spotlight



Policy spotlight

In accordance with Section 70(2) of the 1990 Town and Country Planning Act and Section 38(6) of the 2004 Planning and Compulsory Purchase Act, the planning application must be determined in accordance with the adopted Development Plan unless material considerations indicate otherwise. Applications which accord with the development plan should be approved without delay.

[The Development Plan for Knowsley comprises:](#)

- Knowsley Local Plan Core Strategy (adopted January 2016)
- Saved Policies of the Knowsley Unitary Development Plan (adopted June 2006)
- Joint Merseyside and Halton Waste Local Plan (adopted July 2013)

[Knowsley Local Plan Core Strategy \(January 2016\):](#)

- Policy SD1 Sustainable Development
- Policy CS1 Spatial Strategy for Knowsley
- Policy CS2 Development Principles
- Policy CS3 Housing Supply, Delivery and Distribution
- Policy CS8 Green Infrastructure
- Policy CS17 Housing Size and Design Standards
- Policy CS19 Design Quality and Accessibility in New Development
- Policy CS20 Managing the Borough's Historic Environment
- Policy CS22 Sustainable and Low Carbon Development
- Policy CS24 Managing Flood Risk
- Policy CS26 Waste Management
- Policy CS27 Planning for and Paying for New Infrastructure

[Saved UPD Policies:](#)

- H5 Development within Primarily Residential Areas

[Local Plan Policies Map designations:](#)

- Primary Residential Area Policy LP-CS3
- Land to the west beyond Westfield Avenue allocated for Housing Development (Site H4).

[Material Considerations:](#)

- National Planning Policy Framework (December 2023)
- Ensuring a Choice of Travel Supplementary Planning Document (September 2010)
- Design Quality in New Development Supplementary Planning Document (January 2016)
- Developer Contributions SPD
- Householder Development SPD
- Amended New Residential Development Supplementary Planning Document (June 2023)

06 Assessment



Assessment

This section explains how the proposal satisfies the key policy tests as set out in the Development Plan and other guidance. The key planning matters are considered to be:

- Principle of Residential Development
- Loss of the Public House
- Housing Mix
- Design, Layout and Residential Amenity

Principle of Residential Development

At both national and local level an overarching objective of planning policy is to drive forward an increase in the delivery of new homes in sustainable locations, with a preference for brownfield sites. The proposed development responds to this objective through redeveloping a vacant, previously developed site within an established residential area of Roby to deliver new homes. In accordance with Local Policy CS1 (part 1a), the proposal seeks to make use of land available within a predominantly residential area, thus the principle for residential development is acceptable in this location.

Paragraph 123 of the Framework is clear that planning decisions should promote the effective use of land to meet the need for new homes. This is reflected in local policy CS2 principle 4 which promotes maximising opportunities for the regeneration of previously developed land, including derelict areas. In the context of the former Roby public house, given the building is vacant and in a predominantly residential and sustainable location, the reuse of the land for the provision of new homes should be supported by the Council subject to compliance with other Development Plan policies.

Local policy CS3 outlines the authority's strategic housing provision ambitions, including the provision for "8,100 new dwellings between 2010 and 2028, at a net annual average of 450 dwellings per annum". The proposed development will support the borough in achieving these targets by a contribution of nine dwellings.

Policy CS2 clearly states that new development proposals should "Promote sustainable economic development, tackle the causes of deprivation and disadvantage and narrow the gap between the richest and poorest neighbourhoods" and "Make the most efficient use of available resources and infrastructure". The proposal to use this site for the delivery of nine dwellings is a more efficient use of the currently vacant land.

The site is appropriately located for residential development with the prevailing character of the area being an established residential neighbourhood. The proposal will be well designed and ensure the delivery of high-quality new homes, ensuring an effective reuse and repurposing of the otherwise vacant site.

It is for the reasons set out above that the principle of residential development is considered appropriate in this context.

Assessment

Loss of the Public house

The principle of the loss of the public house must be assessed against Paragraph 97 of the Framework, which states:

“To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:... (c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs”

Principle 3 of Local Policy CS2 criterion d) requires that developments support the provision and retention of shared space, community facilities and other local services (including public houses).

In respect of both policies, The Roby has sat vacant for five years. It is therefore considered that this no longer serves as a valued community facility and has not served “day-to-day” needs for a considerable period.

The public house has been known to attract anti-social behaviour in recent years since it became vacant. Therefore, its demolition and reuse of land provides benefits to the local community and is compliant with the principles of local plan policy CS2 Development Principles.

The viability statement prepared by D2 outlines the reasons why the public house closed. Its decline was caused by a shift in consumer interest and increased competition from alternative leisure facilities. It has been marketed for a period of time with no interest arising. Marketing information showed that there was no demand for the building to reopen as a public house. In light of this, the loss of this facility will not be detrimental to the community.



Assessment

Nearby facilities such as Swanside Community Centre provide valuable resources and activities for the community. The Facebook page associated with the Community Centre is very active with children's summer holiday clubs, family meeting groups and a centre for socialising with a 95th birthday amongst recent celebrations at the centre. It also acts as a valuable disseminator of information and publications for other local community groups such as pensionable age drop-in sessions, dementia support and local festivals and events. The Roby has not served as an active community use in over five years. The Local Community Centre whilst not being a hub for meeting over beverages as The Roby once was it compensates for the loss of The Roby as a community facility positively serving the local community.

In this context, the loss of the public house is considered acceptable.

Housing mix

As outlined in section 4 of this statement, the proposal comprises nine market dwellings, seven of which are three-bedrooms while the remaining two are two-bedroom properties.

The proposed house sizes are in keeping with the locality of Roby, informed by the contextual analysis that is summarised in the Design and Access Statement.

Policy CS17 suggests that small residential developments should provide a mix of house sizes that complement the overall mix available in the area. A combination of three- and two-bedroom dwellings are proposed for the site, which reflects the surrounding character where a mix of family homes are available. The proposed development therefore offers an opportunity for smaller family homes. Table 8.1 of the Core Strategy, underpinned by the Strategic Housing Market Assessment (2010) that new housing in Knowsley should comprise 30% 2-bed homes and 40% 3-bed homes to meet need i.e. demand for 2 and 3 bed homes is the greatest. The proposal directly responds to the need for this size of properties across the plan period.

No affordable housing is proposed as the scale of the development does not trigger the requirement for an affordable housing contribution. The proposed housing mix is appropriate in its local context, reflecting the requirements of the Knowsley Strategic Housing Market Assessment in terms of the need for 2 and 3 bed homes and is policy compliant.

Assessment

Design, Layout and Residential Amenity

A design and access statement (DAS) has been prepared by D2 Architects which supports this application submission. It sets out the design rationale for the proposal. This statement should be read in conjunction with the DAS as well as the proposed plans. The proposed development has evolved in line with officer feedback and to ensure compliance with design criteria identified in local plan policies most pertinently CS3 and CS19, detailed further below.

As identified through the pre-application engagement, a contextual analysis was requested to ensure the proposed development appropriately responds to the local context and uses design cues from the existing public house and surrounding area. This exercise was completed by D2 Architects and used in the evolution of the current proposal.

The design of the proposed development mirrors the style of the public house by incorporating hipped roofs, exposed windowsills, square windows and dormer windows across the front elevations. These characteristics make the appearance of the proposed dwellings comparable to the appearance of the former public house, respecting the site's history.

The contextual analysis identified facing brick, glazing and tile to be common materials used in the surrounding area. A limited colour palette is proposed to maintain the modest character of the public house, with just facing brick and white render proposed, cream-coloured sills and the contrast dark slate roof.

The amended proposal ensures that all proposed dwellings are NDSS compliant in response to officer feedback, therefore complying with policy CS19 and the Design Quality in New Development SPD.

In response to officer comments, the design of the development has been revisited to ensure that it is not dominated by car parking. The proposed parking layout ensures that the main entrance to dwellings is legible and not blocked by parked vehicles by aligning parking spaces in front of one another rather than side by side. This complies with the general principles, placing buildings, of the Design Quality in New Development SPD where it requires new developments to prevent layouts being dominated by highways and integrate parking in a manner that avoids dominating the streetscape.

The proposed density is compliant with the requirements of policy CS3. This policy requires a minimum density of 30 dwellings per hectare. Nine dwellings are proposed in total and the site area is 0.26ha, this equates to an approximate density of 34 dwellings per hectare.

With regard to safeguarding residential amenity, the dwellings are located an appropriate distance from neighbouring properties on Westfield Avenue, with the shortest separation between plot 5 and 47 Westfield Avenue being 35m. The amended new residential development SPD sets out the required separation distances within Knowsley, for rear-to-rear elevations, this should be a minimum of 20m, with a minimum garden length of 10m. The proposal achieves garden lengths ranging between 18.8m and 22m therefore exceeding the minimum requirements.

The site has been known to attract anti-social behaviour since becoming vacant. The proposal encourages a more efficient use of the land which will deter criminal activity.

In summary, the overall design has been informed by the requirements set out in local policies, therefore ensuring that the proposal is considered appropriate in design, layout and amenity terms.



Street Elevation

Scale: 1 : 150

Street Elevation

07 Technical



Technical

Highways, Access and Parking

The application proposes to use the existing access to the lawful use of the site at present. The existing use of the site as a public house has previously had associated movements which were compliant with the established layout.

There are two parking spaces proposed for each of the dwellings, equating to a total of 18 spaces across the development site. The new residential development SPD sets out the Council's parking requirements as well as design guidance. This includes ensuring that parking does not become a dominant part of the design of the development. In responses to officer feedback, the design and layout of parking for each of the nine dwellings has been softened by surrounding landscaping and rearranged to ensure the dwellings are visible from the road rather than being blocked by parked vehicles. There will be dropped curbs to serve the driveways. This document, alongside the Ensuring Choice of Travel SPD, set out for 2-3 bedroom dwellings that two parking spaces are required. The proposal is compliant with both the quality and quantity of parking requirements as set out by Knowsley Borough Council in line with their supplementary planning documents.

Similarly, the proposed driveways meet the Council's minimum dimensions as provided at the pre-application stage. EV charging points will also be accommodated and can be secured by planning condition if deemed necessary.

Prior engagement with the highway authority also raised concern for highway and pedestrian safety due to the loss or great reduction in adopted footpath. It is identified that this area experiences high footfall and so protecting footways is vital. The current proposal has therefore been amended to ensure that the width of this footpath is unaffected by the development.

The proposal addresses all concerns raised by the highway authority, as well as complying with the relevant local policies and standards.

Ecology

A protected species scoping report was completed by Mulberry which accompanies this application. The report confirms that the building itself does not show any signs for potential bat access or bat droppings or field signs, concluding that the building was assessed as offering "low" bat roosting potential. To solidify this finding, the report recommends that a dusk bat activity survey is carried out between May and August. The bat survey was undertaken on 19 August 2024. The Further Bat Dusk Survey report was issued on 9 September 2024, which confirmed that there was no bat activity recorded around the site, and one hedgehog was observed passing through the car park at 21:27.

The area of scrub on the northern boundary showed potential to support nesting birds during the breeding season. To minimise risk to these species, the report recommends that vegetation clearance should take place outside of breeding bird season. It is also recommended that bird and bat boxes or bricks are incorporated into the development as well as hedgehog passes.

No trees will be impacted by the proposed development and therefore it is concluded that there are no mitigation measures required.

Due to the date of the original submission, this development does not trigger the requirement for 10% biodiversity net gain (BNG) as it was prior to the mandatory introduction date (12 February 2024).

Subject to the recommended mitigation measures, the proposals are considered compliant with planning policy and specifically section 15 of the NPPF that seeks to conserve and enhance the natural environment.

Technical

Drainage and Flood Risk

The site is located within Flood Zone One on the Environment Agency's online flood map which equates to a very low risk of flooding. Policy CS24 Managing Flood Risk specifies that all new developments should include flood mitigation measures. This application is accompanied by a drainage strategy report as well as a SUDS Proforma in appendix E of the report. These supporting documents ensure that the drainage hierarchy has been adhered to appropriately and adequate drainage is provided to serve the development.

The accompanying drainage strategy report identifies the drainage methods which would not be suitable for this site based on an assessment of site constraints. The outline surface water drainage strategy sets out:

The general principal of the surface water drainage strategy is to collect the runoff from the roofs of the new residential properties. The water will then be directed to a new below ground surface water drainage network that will merge with the runoff from the access road and car parking areas and outfall to the surface water public sewer via an existing connection at a restricted runoff rate of 5l/s. This is a significant reduction on existing brownfield runoff rates and is considered the minimum to prevent blockage.

The proposed private drainage layout for the new development building will be designed in accordance with BS EN 752: 2008 and Building Regulations Part H guidance. This is to indicate no surcharge for the 2-year storm event and no flooding for up to the 30-year storm event.

Foul drainage generated from the new development will connect to a new below ground foul water network that outfalls to the UU foul water sewer in Greystone Road via an existing connection. The proposed private drainage layout for the new development site will be designed in accordance with BS EN 752: 2008 and Building Regulations Part H guidance. An indicative foul water drainage layout can be found on the GWK drawing at Appendix C of the Drainage Strategy Report.

Trees

The proposal does not require the removal of any trees and includes the planting of nine new trees across the development. This includes a mix of species such as plum trees and a variety of shrubs in each of the front gardens. In accordance with Local Plan Policy CS8, the proposal seeks to enhance the attractiveness of the area by creating a high-quality residential environment.

Ground Conditions

Pre-application engagement with the Council involved early consultation with the Environmental Health Team. This feedback identified that due to the site's former use as a public house could mean that residential development here has a possibility of exposure to contamination. Through site investigations done to support this application, it is concluded that is unlikely that the site is contaminated. Environmental Health therefore recommended that a condition requiring a Phase 1 site investigation is required as a condition of any planning permission.

Technical

Waste

A designated bin storage area is provided to the rear of each individual dwelling, contrary to the previous proposal. Access can be obtained from the side of each block, with a passage provided for the middle dwellings. Easy access to bin storage and movement means that they can be moved to the road with ease on collection days. The proposal complies with Local Policy CS26 which encourages good design in new developments.

Sustainability

The proposed development is 100% NDSS compliant. Local plan policy CS22 sets out the sustainable construction principles of the borough. In line with this policy, the design and access statement identifies potential to incorporate features such as insulated roofs/walls, double glazed windows and energy efficient lighting to minimise heat loss from the properties.

Base Energy have prepared an Energy Statement and Sustainability Statement which accompanies this submission. The Sustainability Statement concludes that:

- *"The energy efficiency measures of the building are to go beyond Building Regulations Part L 2021*
- *The development is to take an energy efficient approach which is to be designed to be highly insulated, with low u-values, good air tightness, shower heat recovery and Solar PV System*
- *Water efficiency is a big driver of sustainability and indoor fittings which will have water efficiency will be installed. These will help to meet Part G minimum standard of 125L/per day"*

The Energy Statement calculates that the inclusion of solar panels enables a 34% reduction in CO2 emissions. In accordance with local plan policy CS2, principle 5, the proposal will ensure that sustainable construction methods and materials are used where possible.

Compliant with policy CS26, the proposal ensures that suitable waste storage areas are designed into the properties of rear gardens with access via the side of the dwellings or through a ginnel to access the rear.

08 Conclusion



Conclusion

Full planning permission is sought for the demolition of the former Roby public house and the erection of nine dwellings in its place.

The proposed development has been informed by local planning policies as well as pre-application advice obtained from Knowsley Council following a previously unfavourable scheme.

The Roby has been vacant for an extended period and no longer serves a meaningful need in the community. Community needs are being met by other services and notably the nearby Swanside Community Centre.

The proposal as amended will ensure the delivery of high-quality homes in a sustainable and accessible location. The mix of homes will respond directly to a need for 2 and 3 bed homes in Knowsley. Each will have a private drive and generous amenity space in an established residential area.

The homes will provide a betterment to the local community by providing attractive homes that respect local context. The redevelopment would serve to prevent anti-social behaviour which is currently a problem on site.

This Planning Statement and the supporting suite of technical documents demonstrates that the proposal is compliant with the relevant local policies including the Local Plan Core Strategy and other material considerations that should be factored into the planning balance which supports the grant of planning permission.

In accordance with Section 70(2) and Section 38(6), the proposal should be afforded statutory presumption in favour, subject to complying with the relevant Development Plan Policies, and material consideration supporting the proposal. This statement comprehensively demonstrates compliance and therefore it is respectfully requested that full planning permission is granted.

E D E N

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